



**SWOPE
LEES**
COMMERCIAL
REAL ESTATE

**529 E BARNARD ST
MULTIFAMILY PROPERTY FOR SALE**

529 E BARNARD ST WEST CHESTER, PA 19382

610.429.0200
swopelees.com



PROPERTY DESCRIPTION

Introducing an stabilized investment opportunity in the heart of Chester County, PA. This charming multi-family property features a 2,670 SF building with four units, providing a stable income stream and potential for future growth. Built in 1900, the property exudes historic charm while offering modern amenities. Situated in a zoned NC2 area, this prime location presents a myriad of possibilities for income generation. Boasting a solid track record of 100% occupancy, this investment promises immediate returns and long-term value. With its strategic positioning in the sought-after Chester County area, this property is a rare find for the savvy multifamily/low-rise/garden investor.

PROPERTY HIGHLIGHTS

- 4 Apartment Units
- Building is part of Chester County's Housing Choice Voucher Program
- Great Location Near WC Borough
- On-Site Parking Spaces for Tenants

OFFERING SUMMARY

Sale Price:	\$1,200,000
Number of Units:	4
Lot Size:	3,317 SF
Building Size:	2,670 SF
NOI:	\$60,000.00
Cap Rate:	5.0%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	511	2,272	6,890
Total Population	1,236	5,070	19,475
Average HH Income	\$85,053	\$91,632	\$143,898



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NICOLE LYDDANE
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CHUCK SWOPE, CCIM
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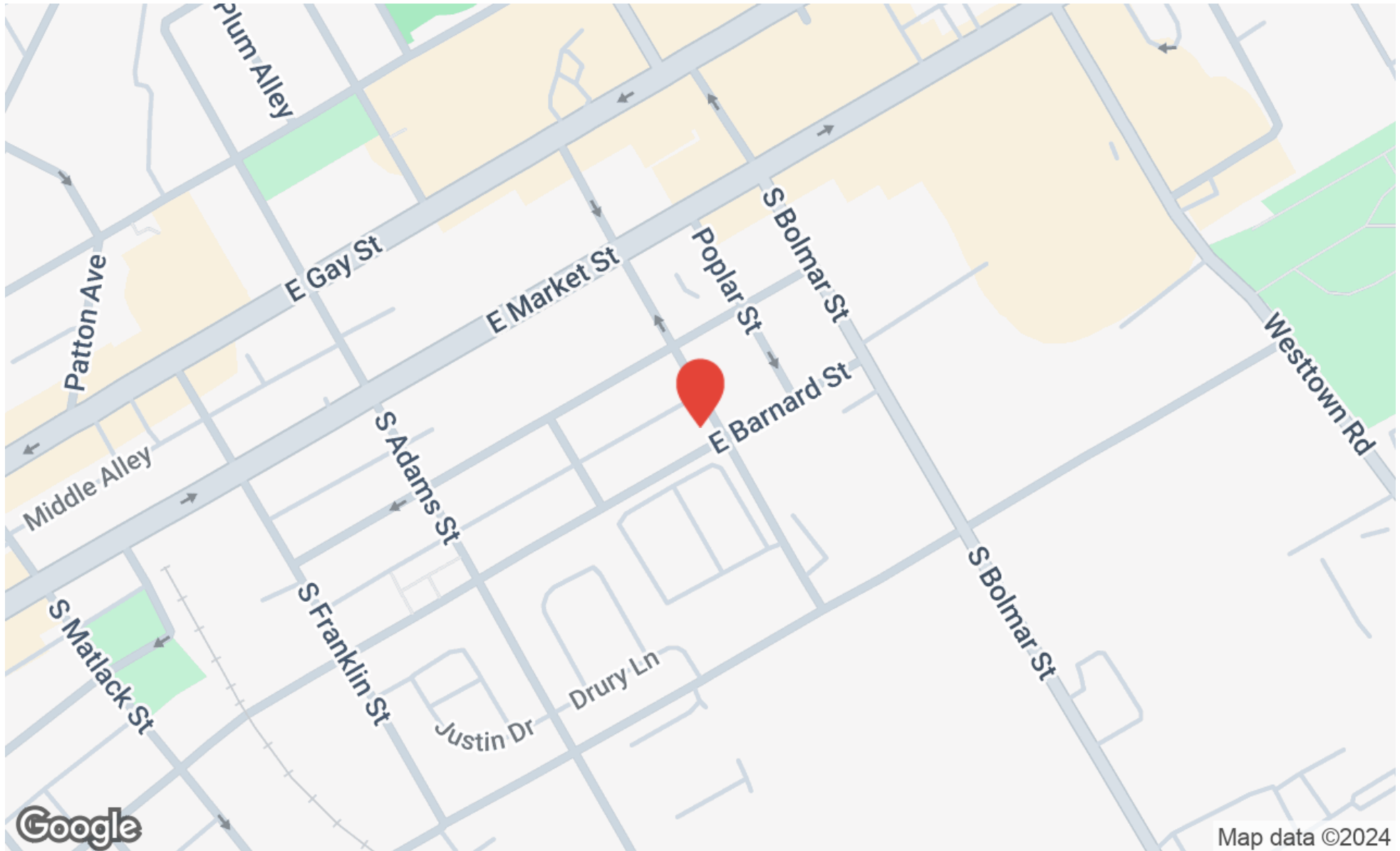
SUITE	BEDROOMS	BATHROOMS	RENT	LEASE START
Unit 1 (1st Flr)	1	1	\$1,200	HACC
Unit 2 (1st Flr)	1	1	\$1,350	HACC
Unit 3 (2nd Flr)	2	1	\$1,575	HACC
Unit 4 (3rd Flr)	1	1	\$1,400	HACC
TOTALS			\$5,525	
AVERAGES			\$1,381	



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Map data ©2024



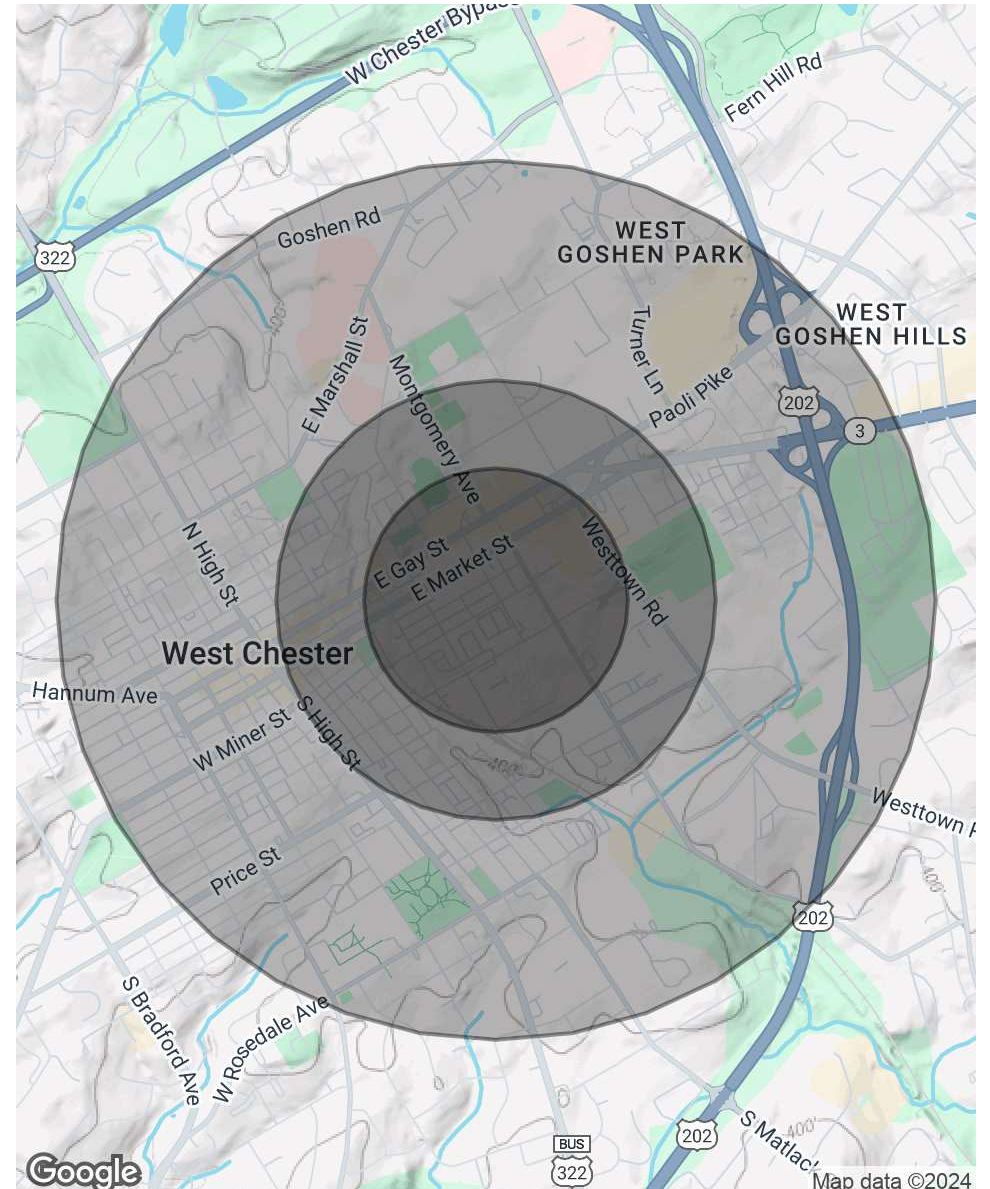
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,236	5,070	19,475
Average Age	33	34	34
Average Age (Male)	32	33	33
Average Age (Female)	33	34	34
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	511	2,272	6,890
# of Persons per HH	2.4	2.2	2.8
Average HH Income	\$85,053	\$91,632	\$143,898
Average House Value	\$452,861	\$491,549	\$491,896

Demographics data derived from AlphaMap





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NICOLE LYDDANE

VP, Sales and Leasing

nicole@swopelees.com

Direct: **610.429.0200** | Cell: **610.457.3561**

PA #RS329276

PROFESSIONAL BACKGROUND

Nicky lives in Phoenixville with her two Labs, Remy and Pierce. She enjoys hiking, traveling, camping, spending time with family and friends, sits on several non-profit committees and volunteers weekly at a therapeutic horse farm in Malvern. Nicole has been with Swope Lees since 2015 and prides herself on providing unparalleled customer service, fabulous communication, and looks out for the needs of her clients.

EDUCATION

PA Real Estate License
Licensed 2015 - Present

University of Delaware
Bachelor of Applied Science (B.A.Sc.), Hotel, Motel, and Restaurant Management
2001 - 2005

Swope Lees Commercial Real Estate
208 East Market Street
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CHUCK SWOPE, CCIM

Broker of Record

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Direct: 610.429.0200 x101 | Cell: 610.804.7897

PA #RM 421301

PROFESSIONAL BACKGROUND

Chuck Swope, CCIM has been in the real estate industry for nearly 20 years, and over 16 years as a commercial real estate broker. Swope obtained his undergraduate degree from Washington College, Chestertown, MD and his graduate degree from the University of Pennsylvania, Philadelphia, PA. He enjoys spending time outdoors in the Chesapeake Bay region, traveling, exciting food and drinks, and collects rescue dogs.

EDUCATION

BA, Washington College, Chestertown, MD

MA, University of Pennsylvania, Philadelphia, PA

MEMBERSHIPS

CCIM

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